



PLANNING AHEAD IN MASSACHUSETTS

Executive Office of Housing and Economic Development
Department of Housing and Community Development

Progress to Date: Measuring Production and Promoting Housing
Opportunities
June 5, 2013

Statewide Housing Production Goal

Measurement

- Multi-family is defined as more than one unit
- Performance will be measured on the multi-family permits pulled, statewide and by community
- We will also track multi-family units planned, under construction or completed near transit or commuter stops, in state priority areas (e.g., 40R and 43D districts) and within downtown and employment centers

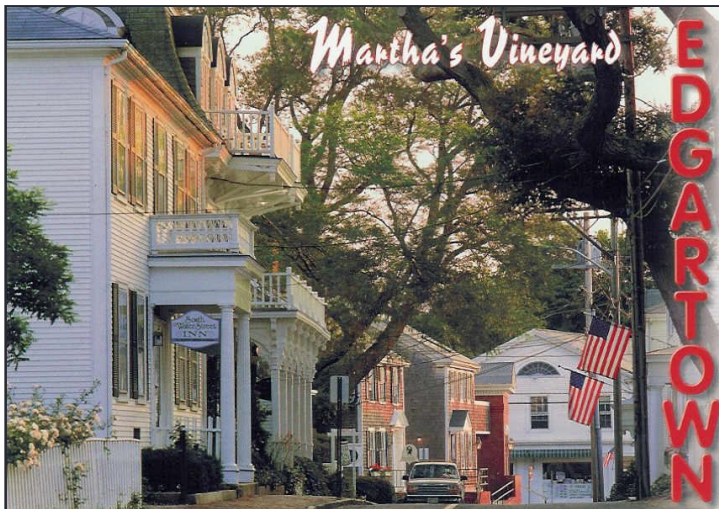
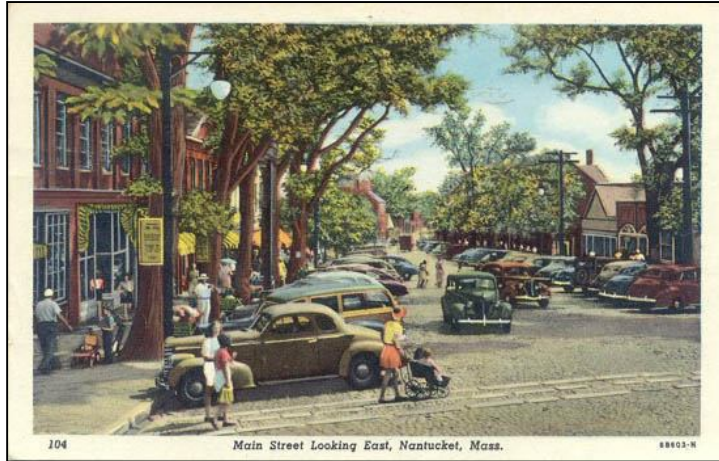


Statewide Housing Production Goal

Multi-Family Housing Opportunities

- We are identifying areas where we can achieve significant production near transit, city/town centers, employment centers and other state-endorsed priority areas
- First category: zoning in place for production but our help can overcome barriers/expedite
- Second category: location-efficiencies indicate production likely to occur if as-of-right or expedited permitting adopted

Compact Neighborhoods



New Zoning Incentive Program

- Requiring...
 - 40R-Eligible Locations
 - Affordability Minimum
 - As-of-right Density
 - Minimum District Size
- Offering...
 - Preference for State \$
 - Potential 40B Relief

Housing that Works in Action

CORE ELEMENTS



TOOLS

- ✓ Priority Development Areas
- ✓ Priority Preservation Areas
- ✓ Gateway Cities
- ✓ Compact Neighborhoods

- ✓ Chapter 43D
- ✓ Chapter 40R
- ✓ District Local Technical Assistance
- ✓ Best Practices for Model for Streamlined Local Permitting

- ✓ Chapter 40B
- ✓ Chapter 40R
- ✓ DHCD Housing Assistance
- ✓ MassWorks Infrastructure Program
- ✓ Housing Development Incentive Program

- ✓ Planning Ahead for Growth Online Mapping Tool
- ✓ Mass.gov website
- ✓ Supporting Stakeholders
- ✓ Conferences and Events

Challenge Ahead

- Emphasis - Highlight Successes
 - Keep focus on successes in places like Haverhill, Salem, Reading
 - Cultivating new examples
- Emphasis – Planning new multi-family development
 - Development is starting on sites permitted pre-recession
 - Multi-family market will need additional development opportunities
 - Focus on planning resources and publicly controlled land to incent new development



Thank you

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